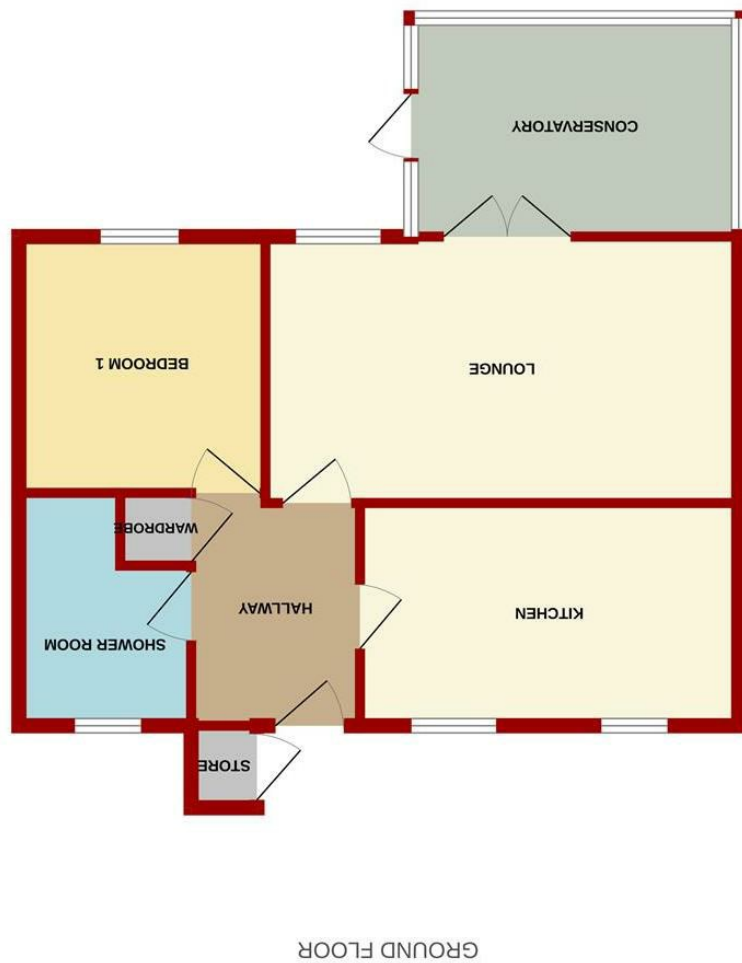
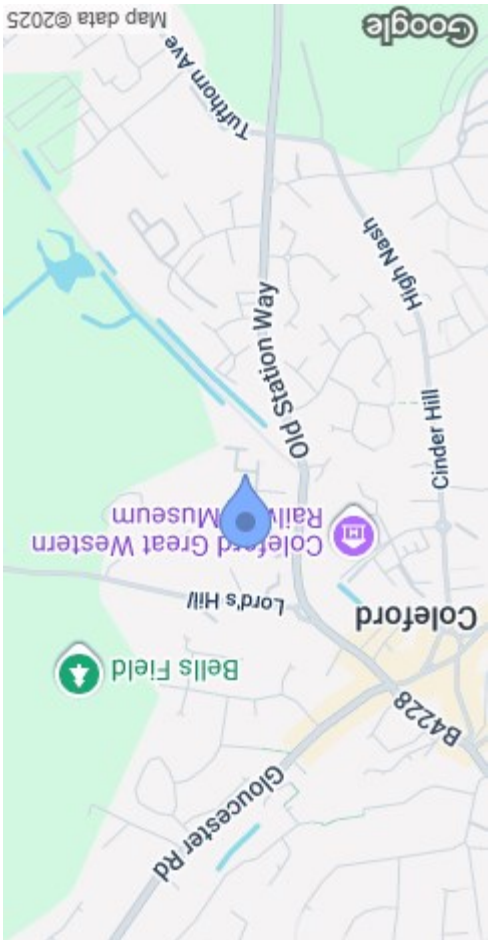


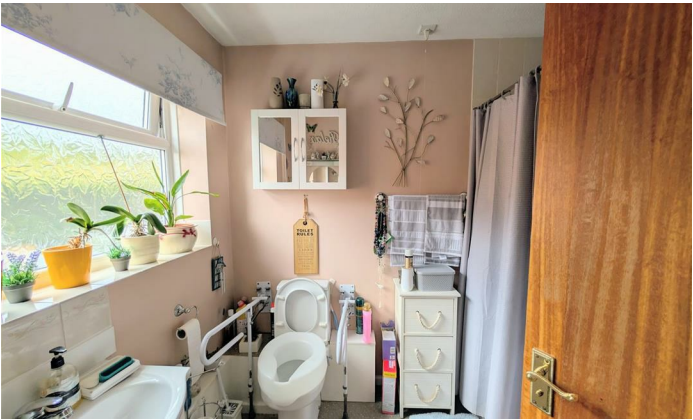
Energy Efficiency Rating	England & Wales	2002/9/EC	EU Directive
Very Energy Efficient (A+)	100-110	100-110	100-110
Very Energy Efficient (A)	85-100	85-100	85-100
Energy Efficient (B)	70-85	70-85	70-85
Energy Efficient (C)	55-70	55-70	55-70
Energy Efficient (D)	40-55	40-55	40-55
Energy Efficient (E)	25-40	25-40	25-40
Energy Efficient (F)	10-25	10-25	10-25
Energy Efficient (G)	0-10	0-10	0-10



£190,000

A WELL-PRESENTED ONE-BEDROOM RETIREMENT BUNGALOW situated in a POPULAR LOCATION. The property benefits from a SPACIOUS LOUNGE, CONSERVATORY, MODERN KITCHEN, and a DOUBLE BEDROOM with FITTED WARDROBES. Outside, there is a LEAN-TO UTILITY, PRIVATE REAR GARDEN, and OFF-ROAD PARKING.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



ENTRANCE HALL

Accessed via a part double-glazed frosted uPVC door. Radiator, loft access, power points, and intercom system.

LOUNGE

13'9 x 12'10 (4.19m x 3.91m)

Spacious reception room with feature fireplace, radiator, and power points. Part double-glazed uPVC door leads through to conservatory.

CONSERVATORY

10'8 x 7'8 (3.25m x 2.34m)

With side and rear aspect uPVC double-glazed windows, electric panel radiator, power points, and uPVC door leading to lean-to/utility.

LEAN-TO / UTILITY

5'10 x 7'05 (1.78m x 2.26m)

Fitted with power points and space for fridge freezer and tumble dryer. Side aspect uPVC double-glazed windows, with external door to patio and garden.

KITCHEN / DINER

14'9 x 8'9 (4.50m x 2.67m)

Fitted with a range of wall, drawer and base units with rolled-edge worktops, four-ring electric hob, double ovens, and single drainer stainless steel sink with mixer tap. Space for fridge freezer, and space/plumbing for washing machine. Wall-mounted Potterton combi boiler, two front aspect uPVC double-glazed windows, and radiator.

BEDROOM

9'8 x 10'3 (2.95m x 3.12m)

Double bedroom with radiator, power points, and a full range of fitted wardrobes and storage units. Rear aspect uPVC double-glazed window.

BATHROOM

5'08 x 6'01 (1.73m x 1.85m)

White suite comprising enclosed shower cubicle with electric shower, vanity wash hand basin, WC, heated towel rail, fully tiled walls, and front aspect frosted uPVC double-glazed window.

OUTSIDE

The property benefits from a private rear garden with patio seating area and further lawn. Lean-to utility provides direct access to the garden. Off-road parking available.

AGENTS NOTE

There is a monthly charge of £105.00 covering all ground maintenance of the development and the 24 hour warden control. In addition, on every re-sale there is a payment of 6% to be paid to the site owner.

SERVICES

Mains Gas, Water, Electricity and Drainage.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - rates to be advised.

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From our Coleford Office proceed down to the traffic lights turning right onto Old Station Way, continue along here taking the second turning left into Kings Meade. Follow the road around to the left hand side where the property can be found via our 'For Sale' board..

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

